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INTRODUCTION
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INTRODUCTION

1.1 PURPOSE AND ORGANIZATION

The County of Monterey, acting as the lead agency, determined that the proposed Paraiso Springs Resort (hereinafter “proposed project”) may result in significant adverse environmental effects as defined by the California Environmental Quality Act (CEQA) Guidelines section 15064. Therefore, the County of Monterey had a draft environmental impact report (DEIR) prepared to evaluate the potentially significant adverse environmental impacts of the project. The DEIR was circulated for public comment between July 15, 2013 and October 4, 2013. Monterey County received 29 comment letters. After the close of the public comment period, Monterey County staff determined it was necessary to add significant new information to the DEIR, specifically to the aesthetics and visual resources, biological resources, cultural and historic resources, hydrology and water quality, and noise sections of the DEIR, as well as to evaluate additional alternatives to the proposed project. In addition, staff determined that new sections on climate change and energy would also be added.

A recirculated draft EIR was prepared for the proposed Paraiso Springs Resort Development, circulated for public review between Wednesday, February 28, 2018 and Thursday, April 26, 2018, and public comment was received. In response to comments received on the 2018 recirculated draft EIR (2018 RDEIR), the County, as Lead Agency, recirculated portions of the draft EIR (2019 RDEIR). The 2019 RDEIR included significant new information related to aesthetics and visual resources (revised chapter), hazards and hazardous materials (revised sections), a new project alternative, miscellaneous edits to the 2018 RDEIR, and appendices (2019 RDEIR Section 1, Introduction). The 2019 RDEIR was circulated for public review between June 7, 2019 and July 9, 2019, and public comment was received. A shortened review period was granted pursuant to CEQA Guidelines section 15105(d) after the Clearinghouse determined the 2019 RDEIR met the requirements of CEQA Appendix K. CEQA Guidelines section 15200 indicates that the purposes of the public review process include sharing expertise, disclosing agency analysis, checking for accuracy, detecting omissions, discovering public concerns, and soliciting counter proposals.

This final environmental impact report (FEIR) has been prepared to address comments received during the 2018 and 2019 public review periods and, together with the 2018 RDEIR, as
amended by the 2019 RDEIR, constitutes the complete Paraiso Springs Resort EIR. The final environmental impact report dated March 14, 2019 is superseded by this final environmental impact report. The County is responding to public comments submitted on the recirculated draft EIRs pursuant to CEQA Guidelines section 15088.5(f)(1). This FEIR is organized into the following sections:

- Section 1 contains an introduction to the FEIR.
- Section 2 contains written comments on the RDEIR, as well as the responses to those comments.
- Section 3 contains a revised summary of the RDEIR, identifying the changes in the impacts and mitigation measures resulting from comments on the RDEIR. One mitigation measure (MM 3.8-9) was added to the summary; the text had been included in the RDEIR, but inadvertently left out of the RDEIR summary.
- Section 4 contains the revisions to the text of the 2018 RDEIR, as amended by the 2019 RDEIR, resulting from comments on the 2018 and 2019 RDEIRs.
- Section 5 contains the mitigation monitoring and reporting program.
- Section 6 is an appendix that contains additional technical information.